



Impressive period house in Guildford town

The Coach House, 123 Epsom Road, Guildford, Surrey, GU1 2PP

Freehold



Kitchen/breakfast room • 3 reception rooms • 4 bedrooms • 2 bathrooms • Private front and rear garden • Gated off-street parking • Set at the end of a long private driveway

Local information

Guildford town centre and London Road railway station are within approximately 1 mile. The A3 provides a direct route to London and the south coast, linking at Wisley with the M25 for the airports and the national motorway network.

There is a good selection of state and private schools in the area, including Guildford High School, The Royal Grammar School, Tormead and Lanesborough. Recreational opportunities include a multiplex cinema, G-Live arts and entertainment centre and the Yvonne Arnaud Theatre. Stoke Park offers a wonderful open green space nearby along with the Spectrum Sports and Leisure Centre and the Guildford Lido open-air swimming pool.

Guildford lies on the northern edge of The Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, cycling and riding country.

About this property

The Coach House is an attractive detached period home dating from the early 19th century and has been fully refurbished in 2010 complemented by a sympathetic extension. The gated entrance leads to private parking and a driveway extending 50m to the walled front garden. The property has an abundance of charm and has retained a number of characterful features and is extremely well presented throughout.

Upon entering the spacious and light entrance hall, the ground floor comprises a collection of

versatile rooms including a sitting room, a family/dining room and a study. The contemporary family kitchen is very much the heart of the home with modern style cabinetry, granite work surfaces, central breakfast bar with induction hob/extractor fan and a range of built-in appliances including three ovens and a coffee machine. The kitchen provides a comfortable seating area in front of a log burning stove, more formal entertaining can be enjoyed in the adjoining dining room. The sitting room with wooden flooring and log burning stove, is wonderfully light with concertina doors opening on to the terrace.

The first floor accommodates an impressive principal bedroom with balcony overlooking the gardens, a dressing area and a generous sized en suite bathroom with freestanding bath, shower and twin basins. There are three further double bedrooms serviced by a family bathroom.

Notable features include under floor heating, lutron lighting, multi-room sound system, down lighters, electronic gates and video entry system.

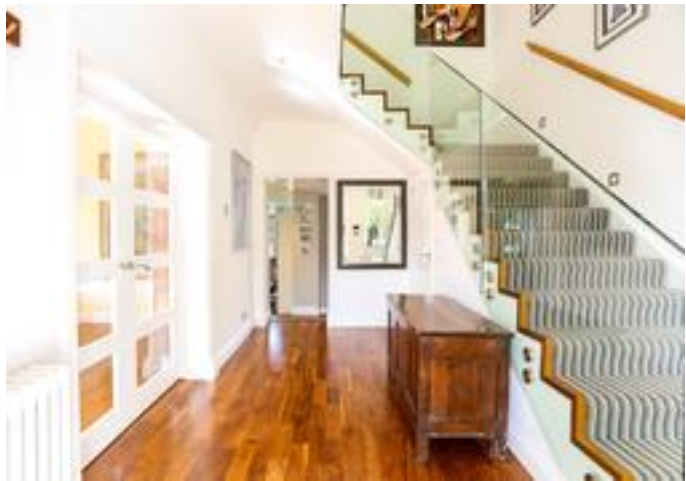
The pretty garden has been planted with an array of colourful shrubs and mature plants, there is an area of lawn and a paved terrace. The gardens are extremely private and well screened by specimen trees.

Tenure

Freehold

EPC rating = C





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Gross internal area (approx) 2428 sq ft

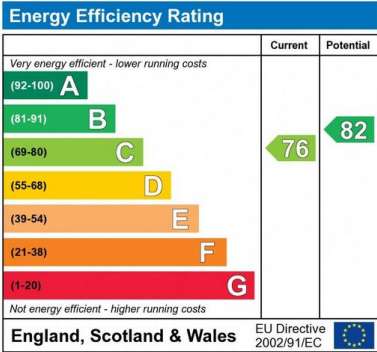
Savills Guildford
01483 796 800
guildford@savills.com



Approximate Floor Area = 226.0 sq m / 2428 sq ft



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